

DEED

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Rec Fee: \$252.00 State RTT: \$0.00 Local RTT: \$0.00
Records Department, City of Philadelphia PU

This Indenture, made the 1st day of September

In the year of our Lord, two thousand seventeen (2017)

Between

George Bell (hereinafter called the Grantor)

And

Martinique Bell (hereinafter called the Grantee)

Witnesseth, that the said Grantor for and in consideration of the sum of \$1 lawful money (Grantee will assume all liens, judgments, taxes and monies owed on said property) of the United States of America, unto him well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, as sole owner.

Street Address: **1547 North Franklin, Philadelphia, PA 19122**

ALL THAT CERTAIN lot or piece of ground with the brick messuage or tenement thereon erected, SITUATE on the Easterly side of franklin Street at the distance of Thirty-five feet Southwardly from the Southerly side of Oxford Street, in the Twentieth Ward of City of Philadelphia. CONTAINING in front or breadth on the said Franklin Street Seventeen feet and including the one-half of a two feet wide alley laid out between this and adjoining lot of ground to the North and extending in length or depth Eastwardly of that width at right angles to said Franklin Street, on the North line thereof Sixty-five feet, eight and on-eighth inches and on the South line thereof, Sixty-five feet, ten and five-eighths inches. BOUNDED Northwardly, Southwardly, and Eastwardly by ground of the City of Philadelphia, and Westwardly by Franklin Street, Aforesaid. KNOWN as No. 1547 North Franklin Street.

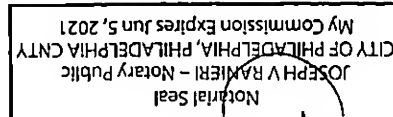
TOGETHER with the free and common use, right, liberty and privilege of the said Two-feet wide alley as the same is laid out of that width of Twenty-eight feet from said Franklin Street as a passageway and watercourse at all time hereafter, forever, with the right, liberty and privilege of building over the same to the middle thereof leaving at least Eight feet headway in the clear above the curbstone opposite thereof.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainder, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of his, the said grantor, as well as law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the building and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoove of the said Grantee, his heir sand assigns, forever.

And the said Grantor, for his heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantee, his/ her heirs and assigns, that he, the said Grantor, and his heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against him, the said Grantor, and his heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

As Witness Whereof, the party of the first part has hereunto set his hand and seal. Dated the day and year first written above.



Commonwealth of Pennsylvania

Signed, Sealed, and Delivered

IN THE PRESENCE OF US:

}

George B. [Signature]

Commonwealth of Pennsylvania

County of Philadelphia

On this the 1ST day of September 2017 before me, a Notary public

For

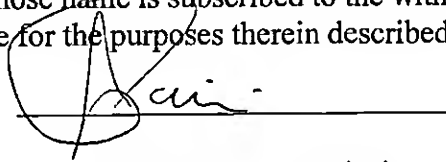
The Commonwealth of Pennsylvania, residing in the County of Philadelphia

The undersigned officer,

Personally appeared **GEORGE BELL** PA D# 22 643291

Known to me (Satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein described.

I hereunto set my hand and official seal.



Commonwealth of Pennsylvania

Notarial Seal JOSEPH V RANIERI - Notary Public CITY OF PHILADELPHIA, PHILADELPHIA CNTY My Commission Expires Jun 5, 2021

DEED


George Bell
TO
Martinique Bell

PREMISES
1547 North Franklin St.
Philadelphia, Pa 19122

The address of the above named

Grantee is

1547 North Franklin
Of the City of Philadelphia
Philadelphia, Pa 19122

A handwritten signature in black ink, appearing to be a stylized 'M' or 'B' followed by a horizontal line.

PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

DOC. ID

DATE RECORDED

CITY TAX PAID

Complete each section and file in duplicate with Recorder of Deeds when: (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT — All inquiries may be directed to the following person:

NAME Martinique Bell	TELEPHONE NUMBER: AREA CODE ()
STREET ADDRESS 1547 N. Franklin St	CITY Phila
STATE PA	ZIP CODE 19122

B. TRANSFER DATA

DATE OF ACCEPTANCE OF DOCUMENT:

GRANTOR (S) / LESSOR (S) George Bell	GRANTEE (S) / LESSEE (S) Martinique Bell
STREET ADDRESS 1547 N. Franklin St	STREET ADDRESS 1547 N. Franklin St
CITY Phila	CITY Phila
STATE PA	STATE PA
ZIP CODE 19122	ZIP CODE 19122

C. PROPERTY LOCATION

STREET ADDRESS 1547 N. Franklin St	CITY, TOWNSHIP, BOROUGH Phila
COUNTY Philadelphia	SCHOOL DISTRICT Philadelphia
TAX PARCEL NUMBER	

D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION \$1	2. OTHER CONSIDERATION + 12,904.72	3. TOTAL CONSIDERATION =
4. COUNTY ASSESSED VALUE 25,600	5. COMMON LEVEL RATIO FACTOR X 1.01	6. FAIR MARKET VALUE = 25,856.

E. EXEMPTION DATA

1A. PERCENTAGE OF EXEMPTION	1B. PERCENTAGE OF INTEREST CONVEYED
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2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (NAME OF DECEDENT) _____ (ESTATE FILE NUMBER)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____.
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____. Mortgagee (grantor) sold property to Mortgagee (grantee) (Attach copy of prior deed).
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

DATE

9-6-17